

**RMC 4-9-200 SITE DEVELOPMENT PLAN REVIEW:**

**B. APPLICABILITY:**

1. Master Plan Review – Applicability:

**a. UC-N1 and UC-N2 Zones:** Master Plan review is required for all development within the UC-N1 and UC-N2 Zones that is not specifically exempted in subsections C1a and b of this Section. All Master Plans within these zones must be consistent with the conceptual plan required by development agreement(s) applicable to the UC-N1 and UC-N2 Zones for the specific district(s) where they are located. When existing parcels are twenty five (25) acres or smaller, a master plan incorporating all abutting lots in common ownership as of December 1, 2003, is required. No Site Plan Review within an area shall be approved until such a time as a Master Plan is approved for the same area. Master Plan and Site Plan Review for the same area may occur concurrently.

**b. COR Zone:** Master Plan review is required for all development within the COR Zone that is not specifically exempted by subsection C of this Section. (Ord. 5369, 4-14-2008)

**c. All Other Zones:** Master Plans are optional.

**2. Site Plan Review:** No building permit shall be issued for any use ~~whererequiring~~ Site Plan Review, pursuant to this Section, ~~is applicable;~~ until the Reviewing Official has approved, or approved with conditions, the Site Plan application. All building permits issued shall be in compliance with the approved Site Plan.

**a.** Site Plan Review is required for:

**i.** ~~a.~~ All development in the IL, CO, CN, CD, CA, CV, COR, UC-N1, UC-N2, R-10, RMH, RM, and R-14 Zones.

**ii.** ~~b.~~ K-12 educational institutions.

**iii.** ~~c.~~ Parks.

**iv.** ~~d.~~ Outdoor recreation facilities.

**v.** ~~e.~~ Rental services with outdoor storage.

**vi.** ~~f.~~ **Hazardous Waste Facilities:** All hazardous waste treatment and storage facilities.

**vii.** ~~g.~~ **Development within the Employment Area Valley:** All development within the Employment Area Valley (EAV) land use designation. See EAV Map in RMC [4-2-080B](#).

**b.** Site Plan Review may also be used, as required by the Planning Division or requested by the applicant, for those developments that do not require Site Plan Review, but propose modifications to development standards, allowed in RMC 4-2 Zoning Districts – Uses and Standards, using the Site Plan Review process.